










Offers Over

£240,000

63 Drum Brae Drive

Drum Brae | Edinburgh | EH4 7DT

Generously proportioned two-bedroom terraced villa ideally positioned within the popular Drum Brae area. Close to excellent amenities, reputable schooling, and convenient transport links, the property is offered to the market in move-in condition and will undoubtedly appeal to young couples, professionals, and growing families.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - D



Description

The accommodation begins with an inviting entrance hallway featuring a useful understairs storage and cloak area. To the rear, the bright and airy lounge/diner enjoys a pleasant outlook over the garden and is centred around a charming log-burning stove, creating a cosy focal point. French doors provide direct access to the rear garden, making this a wonderful space for both relaxing and entertaining. The stylish, well-appointed kitchen is fitted with a range of integrated white goods and finished with crisp white units, real wooden worktops, and mood-setting under-unit lighting.

Upstairs, the landing benefits from excellent built-in storage provisions and access to the attic.

The principal bedroom is a large double room with twin windows and ample space for freestanding furniture and a variety of layouts. Bedroom two is another comfortable double, enjoying a quiet rear-facing aspect, twin windows, and a useful storage cupboard. The room also offers flexibility for alternative uses such as a nursery or home office. Completing the accommodation is a sharp, modern bathroom fitted with a shower over bath, fully tiled walls and flooring, and a heated towel rail.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property boasts a double driveway to the front providing off-street parking for up to two vehicles. To the rear is a lovely south-facing garden featuring a generous lawn, patio area, mature shrubs and planting, and a garden shed which will be included in the sale.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

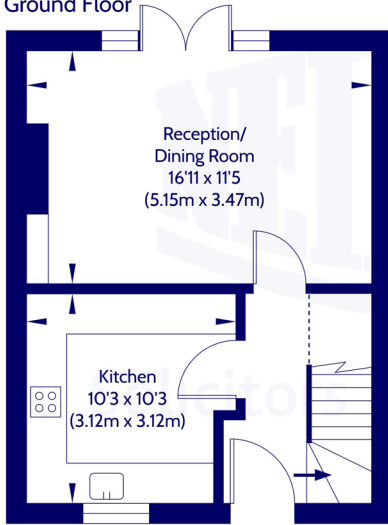
Drum Brae is an excellent location close to many amenities and transport links. Local convenience shopping is within easy walking distance of the property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & takeaways. Excellent schooling catering for all age groups is easily accessible, and a frequent public transport service is literally on your doorstep offering swift access to Edinburgh city centre, Edinburgh Airport and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drum brae and David Lloyd Leisure Centre's, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drum brae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.



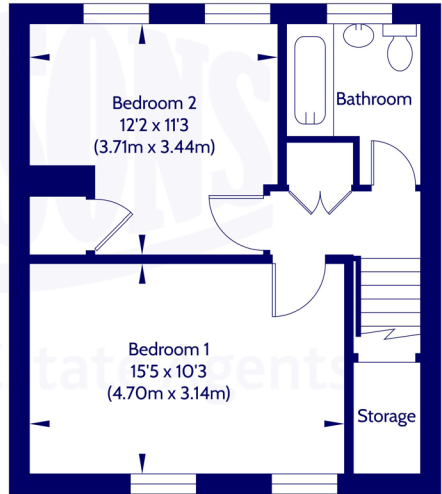


Approx. Gross Internal Floor Area 74 Sq M / 795 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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